STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $930,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of August, 2007.

Notary Public
My Commission Expires: 5-23-09

LIANA C. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/08/07 12:18 4 pgs
Fees:23.00 Taxes:3441.00
20070808-0094889

NAME AND ADDRESS NEW OWNER:
237 French Landing L.L.C.
3300 Northeast Expressway
Building 3
Atlanta, Georgia 30341

SEND TAX BILL TO:
SAME

Map: 70-16
Parcel: 3

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PARK VIEW PROPERTIES, a Tennessee limited partnership**, hereinafter the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **237 FRENCH LANDING L.L.C., a Georgia limited liability company**, hereinafter the GRANTEE(S), its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 237 French Landing Drive, Nashville, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors, representatives and assigns, forever; Grantor does further covenant with said Grantee that Grantor has a good right to convey the land,

and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns, against the lawful claims of persons claiming by and through Grantor, but no other.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7th day of August, 2007.

GRANTOR:

PARK VIEW PROPERTIES, a
Tennessee limited partnership

By: Dorothea S Hetzel
Dorothea S. Hetzel
Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Dorothea S. Hetzel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Partner of Park View Properties, a Tennessee limited partnership, the within named bargainor, and that she as such Managing Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as such Managing Partner.

WITNESS my hand, at office, this 7th day of August, 2007.

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Brendi E Kaplan
Notary Public

MY COMMISSION EXPIRES:
March 22, 2008

My Commission Expires: _____

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot No. 7A on the plan of First Revision, Resubdivision of Part of Block "G", Section No. 1 - Book 4675, page 48, Metro Center, Tract 7A, of record in Book 4885, page 12, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at the point of the east margin of French Landing Drive, 975 feet from the center line of Vantage Way; thence with the east margin of French Landing Drive, a curve to the left having a central angle of 09 deg. 38'02", a radius of 1,130 feet, 190.00 feet to a point; thence North 74 deg. 12'37" East 175.00 feet to a point; thence South 10 deg. 58' 22" East 219.18 feet to a point; thence South 83 deg. 50' 39" West 175.00 feet to the point of beginning.

Being the same property conveyed to Park View Properties, a Tennessee limited partnership by deed from RM Development Company, of record in Book 7938, page 19, Register's Office for Davidson County, Tennessee, as corrected by Instrument of Correction of record in Book 8002, page 318, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

City and/or County Taxes for the year 2007 and subsequent years: A lien, not yet due or payable.

All matters shown on the Plan of First Revision, Resubdivision of Part of Block "G", Section No. 1 - Book 4675, page 48, Metro Center, Tract 7A, 8th Civil District, of record in Plat Book 4885, page 12, Register's Office for Davidson County, Tennessee.

All matters, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Metrocenter Business Park, of record in Book 7487, page 952, and as amended in Book 10602, page 499, and as affected by Waiver in Instrument Number 20060531-0063833, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

All matters, terms and provisions of the Bylaws of MetroCenter Improvements Association, Inc. recorded in Book 7487, page 969, Register's Office for Davidson County, Tennessee.

Amendment to Protective Covenants and Waiver of Repurchase Right for MetroCenter Tracts of record in Book 11503, page 607, Register's Office for Davidson County, Tennessee.

Grant of Underground Utility Easement of record in Instrument Number 20050228-0021443, Register's Office for Davidson County, Tennessee.

All matters shown on the survey prepared by Sharondale Surveying Inc., Larry D. Epps, RLS# 1536, dated July 13, 2007, as revised. Project Number J.N. 27.139.20.